

OFFICE SPACE | AVAILABLE FOR SUBLEASE

NORTHWOOD VILLAGE SHOPPING CENTER

7472 NORTH FRESNO STREET #205, FRESNO 93720

Sal's EST. 1942
Mexican Restaurant

2HEARING
HEARING AID CENTER

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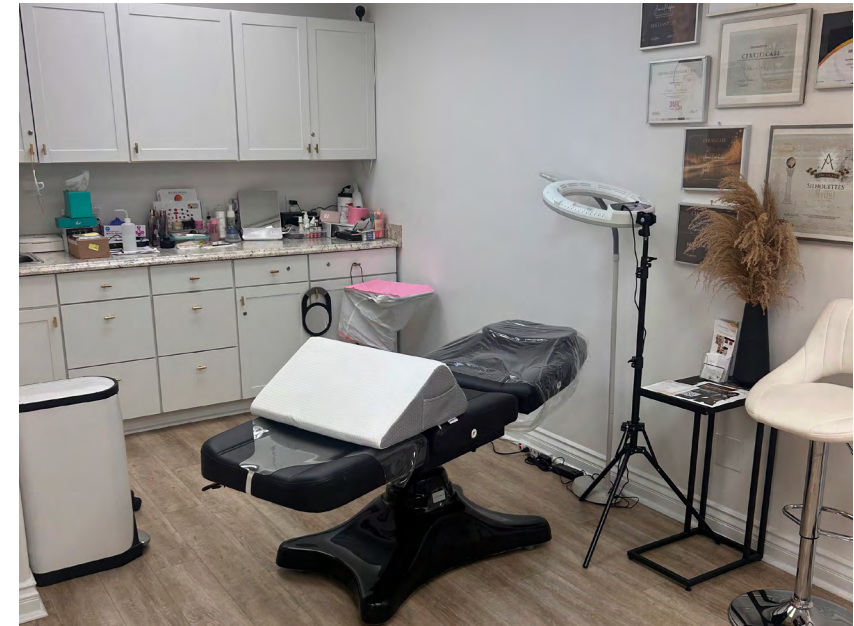
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PROPERTY DESCRIPTION

Located in the highly desirable Northwood Village Shopping Center at the intersection of Fresno Street and Alluvial Avenue, this prime sublease opportunity offers excellent visibility and accessibility in one of North Fresno's most active retail corridors. The center benefits from strong daily traffic and a well-established mix of neighboring tenants that drive consistent customer flow.

The property is ideally positioned just minutes from the California State Route 41 interchange, providing convenient access for both local residents and commuters throughout the Fresno-Clovis area. Its strategic location ensures easy ingress and egress, making it a practical choice for a variety of retail or service-oriented businesses.

In addition, the space is located near prominent regional shopping destinations such as River Park Shopping Center and Villaggio Shopping Center, further enhancing its appeal by placing it within a thriving commercial hub. These nearby centers attract significant foot traffic and contribute to the area's strong retail synergy.



PROPERTY INFORMATION

TYPE	Office/Spa
ZONING	CC
AVAILABLE AREA	550± RSF
LEASE RATE	\$992/Month (Plus NNN)
LEASE EXPIRATION	April 30, 2030

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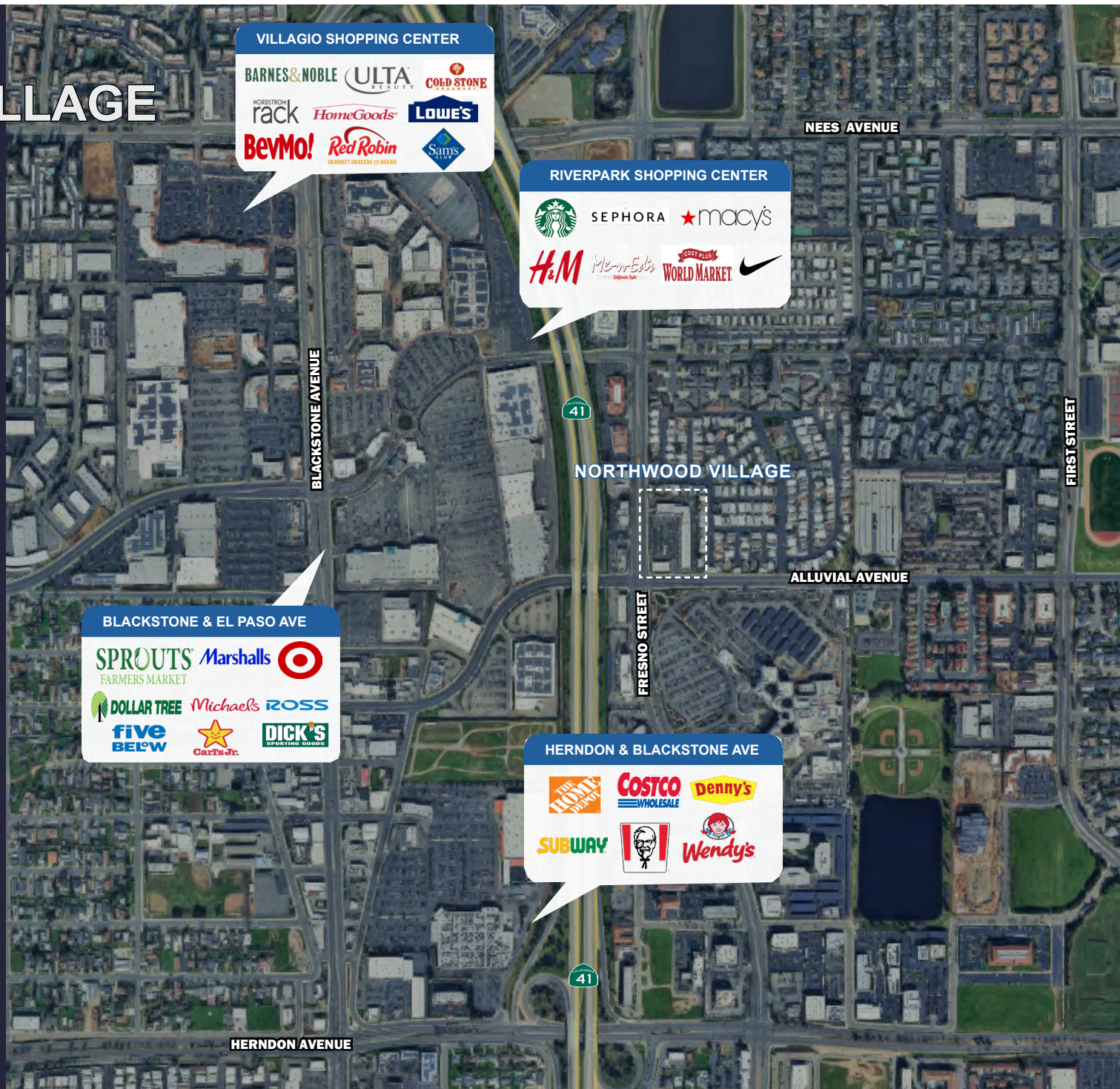
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AMENITY MAP

NORTHWOOD VILLAGE

NORTHEAST CORNER OF
ALLUVIAL AVENUE & FIRST STREET
FRESNO, CALIFORNIA



VILLAGIO SHOPPING CENTER

BARNES & NOBLE ULTA BEAUTY COLD STONE CREATORIES
 NORBERTSON rack HomeGoods LOWE'S
 BevMo! Red Robin GOURMET CHARGERS TO BREWS Sams CLUB

RIVERPARK SHOPPING CENTER

Starbucks SEPHORA macy's
 H&M MeowEats COST PLUS WORLD MARKET Nike

BLACKSTONE & EL PASO AVE

SPROUTS FARMERS MARKET Marshalls Target
 DOLLAR TREE Michaels ROSS
 five BELOW Carl's Jr. DICK'S SPORTING GOODS

HERNDON & BLACKSTONE AVE

THE HOME DEPOT COSTCO WHOLESALE Denny's
 SUBWAY KFC Wendy's



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CONTACT

Exclusively Offered By

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